



DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave. NE
BELLEVUE, WA 98004

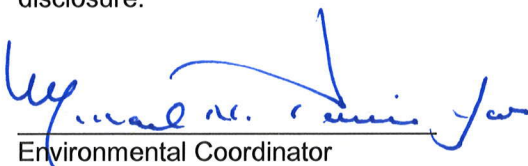
DETERMINATION OF NON-SIGNIFICANCE

PROPONENT:	Crunch Fitness
LOCATION OF PROPOSAL:	15600 NE 8 th Street, Building C
DESCRIPTION OF PROPOSAL:	Change of use from retail to a membership fitness club.
FILE NUMBER:	12-104327-LM

The Environmental Coordinator of the City of Bellevue has determined that this proposal does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(C). This decision was made after the Bellevue Environmental Coordinator reviewed the completed environmental checklist and information filed with the Land Use Division of the Department of Planning & Community Development. This information is available to the public on request.

- ☐ There is no comment period for this DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's office by 5:00 p.m. on _____.
- ☒ This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's Office by 5 p.m. on **April 5, 2012**.
- ☐ This DNS is issued under WAC 197-11-340(2) and is subject to a 14-day comment period from the date below. Comments must be submitted by 5 p.m. on _____. This DNS is also subject to appeal. A written appeal must be filed in the City Clerk's Office by 5 p.m. on _____.

This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information indicating, or on, a proposals probable significant adverse environmental impacts (unless a non-exempt license has been issued if the proposal is a private project); or if the DNS was procured by misrepresentation or lack of material disclosure.


Environmental Coordinator

March 22, 2012
Date

OTHERS TO RECEIVE THIS DOCUMENT:

State Department of Fish and Wildlife
State Department of Ecology, Shoreline Planner N.W. Region
Army Corps of Engineers
Attorney General
Muckleshoot Indian Tribe

City of Bellevue



Post Office Box 90012 ■ Bellevue, Washington ■ 98009 9012

To: Crunch Fitness File 12-104327-LM

15600 NE 8th Street, Building C

From: Carol Hamlin, Land Use Division

Date: March 22, 2011

Re: SEPA

Pursuant to WAC 197-11-800(3), the Land Use Division of the Development Services Department requires SEPA review when a tenant improvement results in a material change in use beyond that previously existing. If a tenant improvement results in a change in use from one Land Use Code Use Chart category to another, is greater than 4,000 square feet in area, and generates 30 or more new p.m. peak hour vehicle trips, it is considered a material change in use and subject to SEPA review. In addition, any tenant space that remains vacant for a period exceeding two years (from date of last use to date of permit application) is considered a new use and subject to SEPA review if it is not considered categorically exempt per BCC 22.02.032, or subject to extended timelines per BCC 22.02.034.C.

C. Hamilton
3-22-12

City of Bellevue Submittal Requirements	27a
ENVIRONMENTAL CHECKLIST	
4/18/02	
If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call the Permit Center (425-452-6864) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Our TTY number is 425-452-4636.	
BACKGROUND INFORMATION	
Property Owner:	Terranomics Crossroads Associates
Proponent:	Terranomics Crossroads Associates
Contact Person:	Michael Whalen AIA
(If different from the owner. All questions and correspondence will be directed to the individual listed.)	
Address:	1326 5th Avenue, Suite 640 Seattle, WA 98101
Phone:	206 621 8890
Proposal Title: Crunch Fitness Facility	
Proposal Location: 15600 NE 8th	
(Street address and nearest cross street or intersection) Provide a legal description if available.	
Please attach an 8 1/2" x 11" vicinity map that accurately locates the proposal site.	
Give an accurate, brief description of the proposal's scope and nature:	
1. General description: Change of use from Retail to Fitness Club (exist. building)	
2. Acreage of site: Approx. 40	
3. Number of dwelling units/buildings to be demolished: 0	
4. Number of dwelling units/buildings to be constructed: 0	
5. Square footage of buildings to be demolished: N/A	
6. Square footage of buildings to be constructed: 0	
7. Quantity of earth movement (in cubic yards): 0	
8. Proposed land use: Fitness Club	
9. Design features, including building height, number of stories and proposed exterior materials: Existing one-story building, no increase in size or change to exterior.	
10. Other	

Received
JAN 24 2012
Permit Processing

~40 acres
Terranomics
Crossroads
Shopping area

Change in use.
Was circuit
city electronics
retail.



Estimated date of completion of the proposal or timing of phasing:

May 1, 2012

Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

None

List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Trip Generation and Parking Analysis, prepared by
Heffron Transportation.

*2 reports by Heffron
Transp. dated
3/2/2012
and
11/4/2011*

Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. List dates applied for and file numbers, if known.

None

List any government approvals or permits that will be needed for your proposal, if known. If permits have been applied for, list application date and file numbers, if known.

Building Permit (Interior Tenant Improvement), concurrent
application.

Please provide one or more of the following exhibits, if applicable to your proposal.
(Please check appropriate box(es) for exhibits submitted with your proposal):

- ☐ Land Use Reclassification (rezone) Map of existing and proposed zoning
- ☐ Preliminary Plat or Planned Unit Development
Preliminary plat map
- ☐ Clearing & Grading Permit
Plan of existing and proposed grading
Development plans
- ☐ Building Permit (or Design Review)
Site plan
Clearing & grading plan
- ☐ Shoreline Management Permit
Site plan

A. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site: ☒ Flat ☐ Rolling ☐ Hilly ☐ Steep slopes ☐ Mountains ☐ Other
- b. What is the steepest slope on the site (approximate percent slope)?
Existing developed site. No earth work involved.
- c. What general types of soil are found on the site (for example, clay, sand, gravel, peat, and muck)? If you know the classification of agricultural soils, specify them and note any prime farmland. N/A

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

Existing developed site. No earth work involved.

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

Existing developed site. No earth work involved.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Existing developed site. No earth work involved.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Existing developed site. No earth work involved.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Existing developed site. No earth work involved.

2. AIR

- a. What types of emissions to the air would result from the proposal (i.e. dust, automobile odors, and industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

Normal emissions from roof-top HVAC units (gas fired).

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No

- c. Proposed measures to reduce or control emissions or other impacts to the air, if any:

None

3. WATER

- a. Surface

(1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If

appropriate, state what stream or river it flows into.

No

- (2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If Yes, please describe and attach available plans.

No

- (3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None

- (4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No

- (5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No

- (6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No

b. Ground

- (1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description.

No

- (2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.) Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None

c. Water Runoff (Including storm water)

- (1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Existing storm water system. No change.

- (2) Could waste materials enter ground or surface waters? If so, generally describe.

No

- d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

None.

4. Plants

- a. Check or circle types of vegetation found on the site:

- ☒ deciduous tree: alder, maple, aspen, other
☐ evergreen tree: fir, cedar, pine, other
☒ shrubs
☐ grass
☐ pasture
☐ crop or grain
☐ wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other
☐ water plants: water lily, eelgrass, milfoil, other
☐ other types of vegetation

- b. What kind and amount of vegetation will be removed or altered?

None

- c. List threatened or endangered species known to be on or near the site.

None

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

None

5. ANIMALS

- a. Check or circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

☒ Birds: hawk, heron, eagle, songbirds, other: crows

☐ Mammals: deer, bear, elk, beaver, other:

☐ Fish: bass, salmon, trout, herring, shellfish, other:

- b. List any threatened or endangered species known to be on or near the site.

None

- c. Is the site part of a migration route? If so, explain. Not known.

- d. Proposed measures to preserve or enhance wildlife, if any: None

6. Energy and Natural Resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy need? Describe whether it will be used for heating, manufacturing, etc.

Electric & Natural Gas, for heating, cooling & lighting.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No

- c. What kinds of energy conservation features are included in the plans of the proposal? List other proposed measures to reduce or control energy impacts, if any: Thermal Insulation

7. Environmental Health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

No

- (1) Describe special emergency services that might be required.

None

- (2) Proposed measures to reduce or control environmental health hazards, if any.

None

b. Noise

- (1) What types of noise exist in the area which may affect your project (for example, traffic, equipment, operation, other)?

None

- (2) What types and levels of noise would be created by or associated with the project on a short-term or long-term basis (for example, traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Limited noise from interior construction activities (during normal business hours).

- (3) Proposed measures to reduce or control noise impacts, if any:

None

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties? Shopping Center

+ City Park to the east

- b. Has the site been used for agriculture? If so, describe. Unknown

- c. Describe any structures on the site. One story commercial buildings.

- d. Will any structures be demolished? If so, what? No

- e. What is the current zoning classification of the site? CB

- f. What is the current comprehensive plan designation of the site? Crossroads Sub Area
Community Business

- g. If applicable, what is the current shoreline master program designation of the site? N/A

- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify. No

- i. Approximately how many people would reside or work in the completed project?

Approximately 10-15 employees.

- j. Approximately how many people would the completed project displace? None

- k. Proposed measures to avoid or reduce displacement impacts, if any: N/A

- i. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

Proposed use is allowed per zoning code.

✓

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

None

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None

- c. Proposed measures to reduce or control housing impacts, if any:

N/A

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? N/A (existing building)

- b. What views in the immediate vicinity would be altered or obstructed?

N/A

- c. Proposed measures to reduce or control aesthetic impacts, if any:

N/A

✓

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

N/A (existing building)

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

N/A

✓

- c. What existing off-site sources of light or glare may affect your proposal?

N/A

- d. Proposed measures to reduce or control light or glare impacts, if any:

N/A

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

Crossroads Park. Stone Gardens Climbing Gym.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

No

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

N/A

*Crunch Fitness
will provide
additional
recreational
opportunities*

13. Historic and Cultural Preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

No

- b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site.

N/A

- c. Proposed measures to reduce or control impacts, if any:

N/A

14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

Existing access from NE 8th and 156th NE.

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

Yes

- c. How many parking spaces would be completed project have? How many would the project eliminate?

Existing parking, no change. (see *** Parking Demand Analysis)

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

No

- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No

*See reports by
Heffner Transp.
dated
3/2/2012
and
11/4/2011*

** Staff concurs with
parking analysis*

✓

See memo dated 3/15/12 from A. Fard, Transp Dept.
See reports of record by Heffern Transportation

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

700. Weekday evenings. (see Parking Demand Analysis).

- g. Proposed measures to reduce or control transportation impacts, if any:
Crossroad programs to encourage use of transit, bicycles, etc.
Enhanced pedestrian connections through Crossroads property.

15. Public Services

- a. Would the project result in an increased need for the public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

No increase anticipated.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

N/A

16. Utilities

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Existing utilities. No additional required.

Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature.....

Date Submitted..... January 13, 2012

TECHNICAL MEMORANDUM

Project: Re-use of Former Circuit City Building at Crossroads Mall
Subject: Trip Generation and Parking Demand Analysis
Date: November 4, 2011
Author: Marni C. Heffron, P.E., P.T.O.E.
Claudia S. Hirschey, P.E.

This memorandum presents trip generation analysis for the proposed re-use of the former Circuit City Building at Crossroads Mall. Two uses are proposed to occupy the building—Stone Gardens, a rock-climbing gym, and a health/fitness club. This memorandum documents the change in trip generation and parking demand for the proposed change of use.

1. Project Description

The vacant Circuit City Building has 42,694 gross square feet (gsf) of space. Stone Gardens was permitted to occupy 21,556 gsf¹ and the health/fitness club is proposed at 21,138 gsf to fill the remaining space.

2. Trip Generation

Trip generation for Stone Gardens was documented as part of that project's permitting process.² The number of trips was based on customer data from the existing Stone Gardens facility in Seattle. This analysis determined that the facility is forecast to generate 49 inbound vehicle trips during the PM peak hour. The same number of trips leaving the site during this hour was assumed as a worst-case condition. On a daily basis, the data and methodology provided in the memorandum were used to determine that the facility would generate an average of 690 trips per day (345 enter and 345 leave).

Trip generation for the former Circuit City, an electronics superstore, and the proposed health/fitness club was determined using average trip generation rates in the Institute of Transportation Engineers' [ITE] *Trip Generation*.³ Average rates published for an "Electronic Superstore" (ITE Land Use Code 863) and "Health/Fitness Club" (ITE Land Use Code 492) were applied.

The net change in trip generation associated with the change of use is summarized in Table 1. It shows that the two new uses would generate an estimated 530 fewer trips per day and 19 fewer trips during the PM peak hour than the permitted electronics superstore use.

¹ Permit no. # 10-130064 BY, Issued April 18, 2011.

² Michael Whalen Architect, Memorandum: Stone Gardens at Crossroads (#10 126443 DC), December 12, 2010.

³ Institute of Transportation Engineers [ITE], 8th Edition, 2008.

Table 1. Net Change in Trip Generation for Re-use of Circuit City Building

Land Use	Size (gsf)	Daily Trips	PM Peak Hour		
			In	Out	Total
Permitted					
Electronics Super Store	42,694 ^a	1,920	94	98	192
Proposed					
Stone Gardens ^b	21,556	690 ^c	49	49	98
Health/Fitness Club	21,138	700	43	32	75
Total	42,694	1,390	92	81	173
Net Change in Vehicle Trips		-530	-2	-17	-19

a. Permitted building size in gross square feet, 1994.

b. Trip generated determined in Memorandum: Stone Gardens at Crossroads, Michael Whalen Architect, December 12, 2010.

c. Applied same methodology as memorandum (see footnote b).

3. Parking Demand and Supply

Change in Parking Demand Associated with Re-use of Circuit City Building

Peak parking demand for the former Circuit City use was estimated by applying the suburban peak parking demand rate published in ITE's *Parking Generation*.⁴ The peak parking demand on an average weekday is estimated at 129 vehicles and would typically have occurred in the afternoon; no data are available for a Saturday. An electronics superstore typically has a substantial increase in parking demand during the holiday shopping season, estimated to be 164% of the average demand. Therefore, during the holiday peak, the parking demand could have been up to 212 vehicles.

Peak parking demand for the Stone Gardens space was estimated based on the customer check-in data provided for the trip generation estimate presented previously. On an average weekday, the peak parking demand is estimated to be 49 vehicles. The highest number of customers occurred on Wednesday, and the peak parking demand on that day was estimated to be 94 vehicles between 6:00 and 7:00 P.M. Demand on Saturday is much lower, estimated to be about 43 vehicles during the peak hour between 1:00 and 2:00 P.M.

Peak parking demand for the health/fitness center was also estimated using published rates in *Parking Generation*. Peak parking demand for this use will also occur between 6:00 and 7:00 P.M. on a weekday. It is estimated that the peak demand would be 111 vehicles. Anecdotal information about fitness-related uses suggests that they tend to generate fewer trips during the holiday season; however, no seasonal data are available. Therefore, it is estimated that the average weekday parking rate (which is about 50% of the peak weekday parking rate) would represent the peak holiday season.

The proposed change of use would change the parking characteristics for the building. The former Circuit City would have generated its peak parking demand in the afternoon, while the new uses would generate a peak demand in the evening. Overall, on a non-holiday weekday, the new uses would generate an estimated increase in parking demand of 76 vehicles. During the holiday season, however, the proposed uses would generate less parking demand, resulting in a reduction of over 100 vehicles.

⁴ Institute of Transportation Engineers (ITE), 4th Edition, 2010.

Table 2. Net Change in Parking Demand for Re-use of Circuit City Building

Land Use	Size (gsf)	Peak Parking Demand		
		Non-Holiday Weekday	Non-Holiday Saturday	Peak Holiday Weekday
Permitted				
Electronics Super Store	42,694 ^a	129	129 ^b	212
Proposed				
Stone Gardens	21,556	94 ^c	43 ^c	49 ^d
Health/Fitness Club	21,138	111	61	56 ^d
Total	42,694	205	104	105 ^d
Net Change in Parking		+76	-25	-107

a. Permitted building size in gross square feet, 1994.

b. No data for Saturdays were available, so assumed to be the same as the weekday peak.

c. Derived from data in Memorandum: Stone Gardens at Crossroads, Michael Whalen Architect, December 12, 2010.

d. Estimated at the average weekday rate, which anecdotal information about fitness-related uses suggests is about 50% of the peak weekday rate.

Parking Supply and Availability

A comprehensive parking supply and demand study was performed at Crossroads Mall in August 2011. Two sets of parking data were collected to determine existing demand at the mall and in the vicinity of the former Circuit City Building. Manual parking demand counts were performed on Saturday, August 6, 2011 from 12:00 to 2:00 P.M. and on Wednesday August 20, 2011 from 3:20 to 4:50 P.M. The day of week and date were selected to avoid days with special events and to capture typical peak parking activity for the mall. Driveway counts indicate that the Saturday peak is from approximately 12:00 P.M. to 2:00 P.M. and the weekday peak extends from approximately 1:00 P.M. to 5:00 P.M. August represents a near average condition for a shopping center according to the Institute of Transportation Engineers (ITE) *Trip Generation*, which indicates that August trips at a shopping center represents 102% of the average month's trips.

Table 2 presents the existing parking supply and demand for all mall parking and for the area that would most likely be used by customers of a business in the vacant City Circuit building. The area is shown in the attachment.

Table 2. Existing Parking Supply and Demand at Crossroads Mall

Area	Parking Supply ¹	# of Vehicles Parked (Demand)		# of Open Space (Parking Availability)	
		Weekday ²	Saturday ¹	Weekday	Saturday
Entire Crossroads Mall	2,221	771	816	1,450	1,405
Near Circuit City Building	395	67	72	328	323

1. Source: Heffron Transportation, Inc., Saturday August 6, 2011. Includes 13 spaces blocked by dumpsters, shopping carts, etc.

2. Source: Heffron Transportation, Inc., Wednesday, August 10, 2011, 3:20 to 4:50 P.M.

3. Source: Heffron Transportation, Inc. Saturday, August 6, 2011, 12:00 to 2:00 P.M.

The parking study determined that there are more than 320 parking spaces available in the vicinity of the Circuit City Building during the peak times. This would accommodate the cumulative demand associated with both the Stone Gardens and health/fitness club, which would be 250 vehicles on a peak weekday. Therefore, no adverse parking impacts are expected as a result of the new uses.

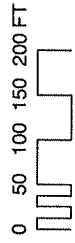
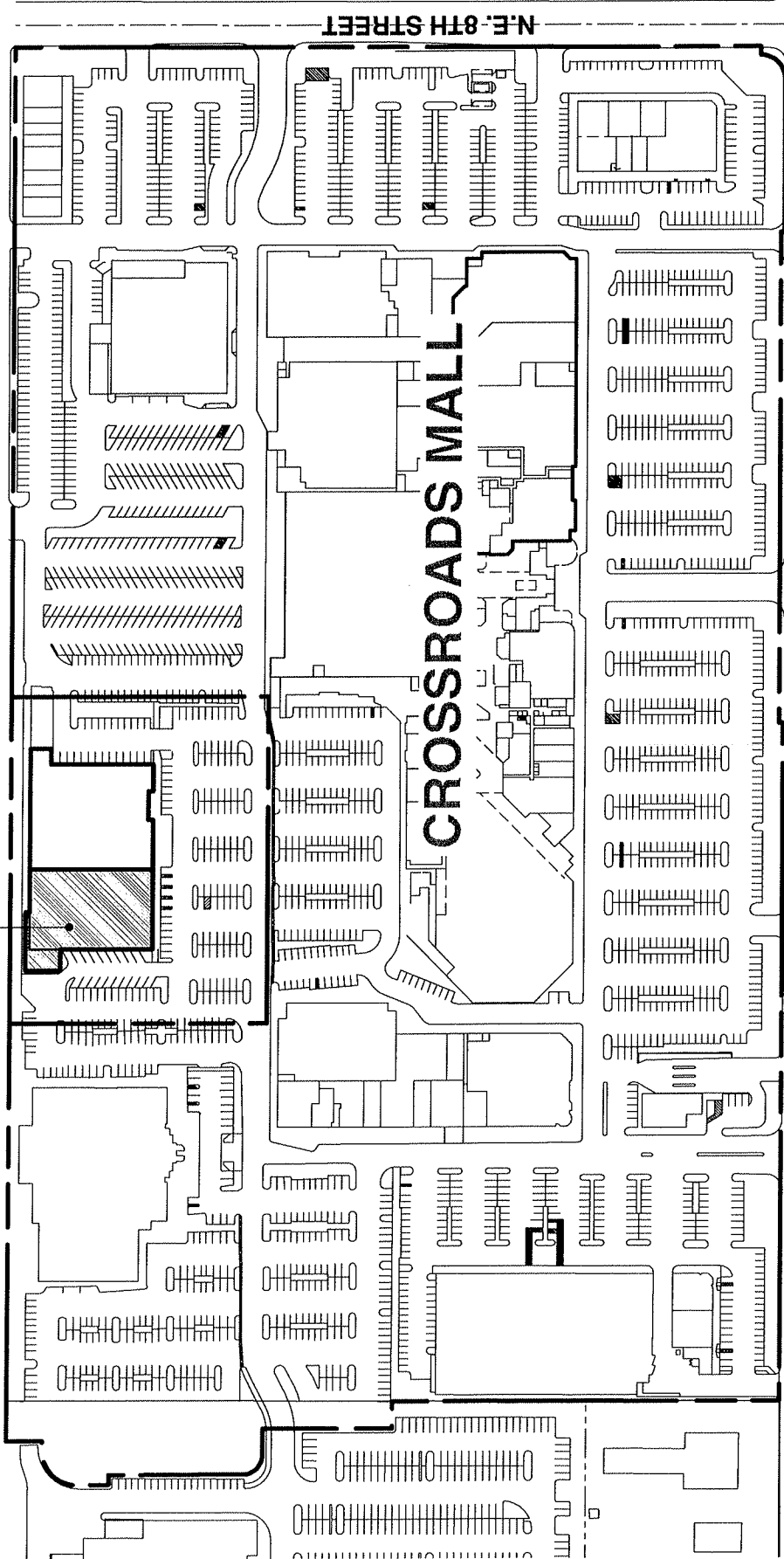
4. Summary

The analysis determined that the proposed change of use would reduce the number of trips by an estimated 530 trips per day and 19 trips during the PM peak hour. Peak period parking demand associated with the new uses would likely be higher than the former Circuit City during a non-holiday weekday; however, during the holiday season, the new uses could result in a substantial reduction in parking demand compared to the prior use. A survey of available parking near the former Circuit City building determined that there is ample parking available to accommodate the demand associated with the new Stone Gardens and health/fitness club uses.

MCH/mch

CRUNCH FITNESS

PROJECT LOCATION &
SCOPE OF WORK AREA
18717 SF IN (E) BLDG "C"

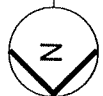


Received

JAN 24 2012

Permit Processing

CRUNCH FITNESS: SEPA REVIEW SITE PLAN



March 2, 2012

Abdy Farid
Development Review Engineer
City of Bellevue
450 - 110th Avenue NE
P.O. Box 90012
Bellevue, WA 98009-9012

E-mailed to: AFarid@bellevuewa.gov

**Subject: Crunch Fitness at Crossroads Shopping Center
Bellevue Permit No. 12-104327 LM / 15600 NE 8th Street, #C
Request for Concurrency Model Request**

Dear Abdy,

This letter is to request a Transportation Concurrency Model run for the proposed Crunch Fitness project located within the Crossroads Shopping Center. The project description and trip generation estimate is detailed below.

Project Description

Crunch Fitness, an athletic/health club, will locate in half of the former Circuit City Building at Crossroads Shopping Center. The facility will have 21,138 square feet (sf) of space. The attached site plan shows the project location within the shopping center. Although trips generated by this facility could use any of the shopping center's access points, primary access is expected to occur via the shopping center's east driveway on NE 8th Street and via the south driveway (signalized) on 156th Avenue NE.

Trip Generation Summary

Trip generation for the proposed athletic club was detailed in a technical memorandum: *Re-use of Former Circuit City Building at Crossroads Mall, Trip Generation and Parking Demand Analysis* (Heffron Transportation, Inc. November 4, 2011). The trip generation for this specific use is summarized in Table 1.

Table 1. Trip Generation for Crunch Fitness

Land Use	Size (gsf)	Daily Trips	PM Peak Hour		
			In	Out	Total
Health/Fitness Club	21,138	700	43	32	75

Source: Determined using average trip generation rates in the Institute of Transportation Engineers' [ITE] Trip Generation for a "Health/Fitness Club" (ITE Land Use Code 492).

Crunch Fitness at Crossroads Shopping Center
Request for Concurrency Model Request
March 2, 2012
Page 2



It is noted that the trips listed above likely reflect the worst-case condition since no discounts have been applied for internal trips to other uses at the shopping center or for pass-by trips that would already be using vicinity roadways. The trip values in Table 1 can be used in the Concurrency Model to reflect the worst-case condition.

Please give me a call at (206) 523-3939 if you have any questions regarding this request or the trip generation estimates.

Sincerely,
Heffron Transportation, Inc.

A handwritten signature in black ink that reads "Marni C. Heffron". The signature is written in a cursive, flowing style.

Marni C. Heffron, P.E., P.T.O.E.
President

MCH/mch

Attachment: Site Vicinity Map

cc: Mike Whalen, Architect
Chris Cole, Sher Partners

PROJECT SUMMARY

PROJECT ADDRESS:
CROSSROADS SHOPPING CENTER
15600 NE 8TH ST
BELLEVUE, WA 98008
BUILDING "C"

PROJECT DESCRIPTION:

Shell improvements to create new 18,467 s.f. tenant space. An electrical room and roof access ladder room will also be created.

APPLICANT:

MICHAEL WHALEN, AIA, PLLC
1326 5TH AVENUE STE 640
SEATTLE, WA 98101
CONTACT: MICHAEL WHALEN, AIA
T: 206-621-8890

LEGAL DESCRIPTION

THAT PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 25 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SUBDIVISION,
THENCE NORTH 1 DEGREES 11' 55" EAST PARALLEL WITH THE SOUTH LINE OF SAID SUBDIVISION 30.00 FEET;
THENCE SOUTH 88 DEGREES 42' 24" EAST PARALLEL WITH THE SOUTH LINE OF SAID SUBDIVISION 30.00 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 88 DEGREES 42' 24" EAST 1,000.00 FEET;
THENCE NORTH 1 DEGREES 11' 55" EAST 1,742.60 FEET;
THENCE NORTH 88 DEGREES 42' 24" WEST 1,000.00 FEET;
THENCE SOUTH 1 DEGREES 11' 55" WEST 1,742.60 FEET TO THE TRUE POINT OF BEGINNING;
EXCEPT THOSE PORTIONS CONVEYED TO KING COUNTY FOR ROADS BY DEEDS RECORDED UNDER RECORDING NUMBERS 1677851, 1681551, 4970969 AND 5558467; AND EXCEPT THOSE PORTIONS CONVEYED TO THE CITY OF BELLEVUE FOR LANDSCAPING AND SIDEWALKS ONLY, WITH NECESSARY APPURTENANCES AND SLOPE RETAINING STRUCTURES OR NECESSARY CUT AND FILL SLOPES BY DEEDS RECORDED UNDER RECORDING NUMBERS 7708120967, 7708120968, 7708120969 AND 7708120970.

THIS LEGAL DESCRIPTION IS IDENTICAL TO THAT DESCRIPTION CONTAINED IN CHICAGO TITLE INSURANCE COMPANY SHORT PLAT CERTIFICATE ORDER NO. 117529 DATED JUNE 10, 1987.

SHELL / COMMON AREA DEFERRED SUBMITTALS

- * ELECTRICAL
- * MECHANICAL
- * PLUMBING
- * WINDOW AWNINGS

DRAWING INDEX

ARCHITECTURAL

- A0.0 COVER SHEET & SITE PLAN
- A0.1 OVERALL BUILDING PLAN & EGRESS PLAN
- A0.2 DEMO PLAN & ELEVATIONS
- A1.0 FLOOR PLAN
- A1.1 ROOF PLAN
- A2.0 BUILDING ELEVATIONS
- A3.0 WALL SECTIONS
- A3.1 WALL SECTION & DETAILS
- A4.0 DOOR & WINDOW INFO, WALL TYPE "A" DETAIL
- A5.0 REFLECTED CEILING PLAN

STRUCTURAL

- S1.0 STRUCTURAL - GENERAL NOTES
- S1.1 STRUCTURAL - GENERAL NOTES
- S1.2 STRUCTURAL - GENERAL NOTES, ABBREVIATIONS & LEGEND
- S2.0 STRUCTURAL - FOUNDATION PLAN
- S2.1 STRUCTURAL - ROOF PLAN
- S4.0 STRUCTURAL - FOUNDATION DETAILS
- S5.0 STRUCTURAL - FRAMING DETAILS
- S5.1 STRUCTURAL - FRAMING DETAILS

PROJECT DIRECTORY

OWNER:

TERRANOMICS CROSSROADS
ASSOCIATES
10500 NE 8TH AVE
SUITE 850
BELLEVUE, WA 98004
CONTACT: CHRIS COLE
T: 425-990-1200
E: CCOLE@METROVATION.COM

ARCHITECT:

MICHAEL WHALEN, AIA, PLLC
1326 FIFTH AVENUE
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CONTACTOR: TBD

STRUCTURAL ENGINEER:

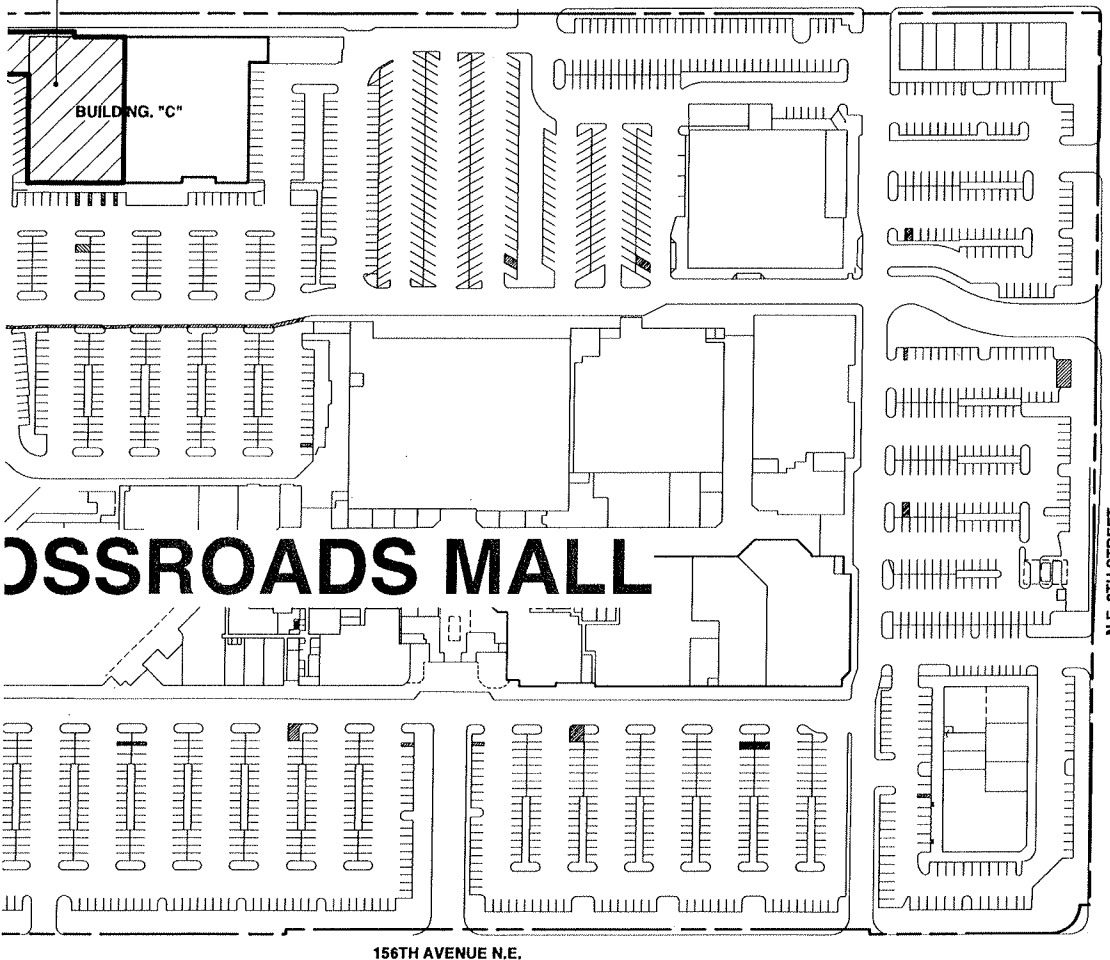
DCI ENGINEERS
818 STEWART ST. STE. 1000
SEATTLE WA 98101
(206) 332-1900

Michael Whalen, AIA

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Fax 206.621.8893

1 &
EA
C"



Registration



Revisions

Date

Project Name

EPICENTER
CROSSROADS, BELLEVUE

Project Phase

PERMIT

Sheet Title

LUX SITE PLAN

Date

Sheet No.

07.25.2011

A0.0

To: Carol Hamlin, DSD 
From: Abdy Farid, Transportation
Date: March 15, 2012
Subject: Crunch Fitness – LM 12-104327

Please include the following in the City's SEPA determination for the above project:

Transportation:

Trip generation

This development is expected to generate 75 p.m. peak hour trips. This conclusion is based on the applicant's intent to remodel a portion on an existing vacant store in Crossroads Shopping Center to a health/fitness club.

Mid-Range Impacts

Project impacts anticipated to occur in the next six years are assessed through a concurrency analysis. The Traffic Standards Code (BCC 14.100 requires that development proposals generating 30 or more p.m. peak hour trips must undergo a traffic impact analysis to determine if the concurrency requirements of the State Growth Management Act are maintained.

This development will generate approximately 75 new p.m. peak hour trips based on the existing trip generation rates. The City staff distributed and then assigned 75 p.m. peak hour project-generated trips to the street network using the City's EMME-2 travel forecasting model with the current Capital Investment Program network. By adding the expected project-generated trips to the traffic volumes in the model, the area average levels of service were determined. To create a baseline condition for comparison, the levels of service were also determined using traffic volumes without the project-generated trips. In this project analysis, four system intersections received 20 or more p.m. peak hour trips. Neither the maximum area-average levels of service nor the congestion allowances were exceeded as a result of traffic generated from this proposal. Therefore, the proposed development passes the concurrency test. The concurrency test results are included in the Transportation Department file for this development. The report is available for review in the project file.

The rules of concurrency reservation are outlined in the Traffic Standards Code Director's Rules, updated May 23, 2001. A concurrency determination is issued on the date of issuance of the land use decision. This project complies with the Traffic Standards Code and is receiving a Certificate of Concurrency. See the attachment for this certificate.

Short Term Impacts/Operational Analysis

All street frontage improvements and access driveways were installed with the construction of the Crossroads Shopping Center. The existing site accesses are adequate to provide ingress/egress to the site with the new health/fitness club use. We do not anticipate any adverse operational impacts due to the proposed development.

Long Term Impacts and Mitigation

The long-term impacts of development projected to occur in the City by 2020 have been addressed in the City's Transportation Facilities Plan EIS. The impacts of growth which are projected to occur within the City by 2020 are evaluated on the roadway network assuming that all the transportation improvement projects proposed in the City's current Transportation Facilities Plan are in place. The Transportation Facilities Plan EIS divides the City into several Mobility Management Areas (MMAs) for analysis purposes. The site lies within MMA # 5, which has a 2020 total growth projection of 100,000 gross square feet of retail. This development proposes a 21,138 gross square feet of new health/fitness club use. Therefore, the proposed development is within the assumptions of the Transportation Facilities Plan EIS.

Traffic impact fees are used by the City to fund street improvement projects to alleviate traffic congestion caused by the cumulative impacts of development throughout the City. Payment of the transportation impact fee, as required by BCC 22.16, contributes to the financing of transportation improvement projects in the current adopted Transportation Facilities Plan, and is considered to be adequate mitigation of long-term traffic impacts. According to BCC 22.16.020C, tenant improvement projects are subject to the Impact Fee Program when SEPA review is required and the project generates at least 11 new p.m. peak hour trips.

CERTIFICATE OF CONCURRENCY

CRUNCH FITNESS

This certificate documents the Transportation Department Director's decision that the development project at 15600 NE 8th Street (Preliminary SEPA Determination 12-104327 LM) complies with the requirements of the Traffic Standards Code (BCC 14.10). This decision reserves 75 p.m. peak hour trips to this project, subject to Process II appeal of either the concurrency determination or the SEPA determination. A building permit application (File No. 12-104324 BY) was filed for the project on January 24, 2012, and deemed complete on February 6, 2012. This concurrency reservation will remain in effect for the life of the building permit application (BCC 23.05.090.H). Upon issuance of the building permit, concurrency is reserved for one year; the applicant may request up to two one-year extensions (BCC 23.05.100.E).



Director, Transportation Department

3/22/12

Date

Certificate No. 72